file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Gilbert P. Huhlein, Jr.
2608 Lumar Lane
Nashville, TN 37214

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
MAP 52-6
PARCEL 27
11D-77950

WARRANTY DEED

BOOK 7395 PAGE 388

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gladys R. Pickett, an undivided one-half interest, and James C. Pickett and wife, Lois T. ~~Pickett, an undivided one-half interest,~~ hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gilbert P. Huhlein, Jr.

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Pickett Heights, Section I, of record in Book 2331, page 37, Register's Office for said County.

SAID Lot No. 2 fronts 147.00 feet on the easterly margin of Howse Avenue and extends back 264.00 feet on the northerly line and 281.9 feet on the southerly line to a dead line in the rear, measuring 148.2 feet thereon.

BEING the same property conveyed to W. Marshall Pickett and wife, Gladys R. Pickett, an undivided one-half interest as tenants by the entireties, and James C. Pickett and wife, Lois T. Pickett, an undivided one-half interest as tenants by the entireties, by quitclaim deed from R. B. Young, Trustee, of record in Book 7064, page 917, said Register's Office. W. Marshall Pickett has since died.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

7.97 I 6.

IDENTIFICATION REFERENCE

Nov 4 10 22 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is (xx) improved property, known as 705-707 Howse Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 3rd day of November, 19 87.

Gladys R. Pickett

James C. Pickett

Lois T. Pickett

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of November, 19 87, before me personally appeared Gladys R. Pickett, James C. Pickett and Lois T. Pickett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 7/19/88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 3rd day of November, 1987.

My Commission Expires: Oct 9, 1991

_____
Notary Public

IVEY

WARRANTY DEED

from:
Gladys R. Pickett, James C. Pickett, and Lois T. Pickett

to:

Gilbert P. Huhlein, Jr.

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27126

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7395 PAGE 390

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

70000.00- CAMT.
196.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 202.50-
9346A11/04/67 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:9.7:1:6.

IDENTIFICATION REFERENCE

NOV 4 10 22 AM '67

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32631